

Augusta, GA - Property Report 7/23/2016		
Parcel ID	Property Address	City, State Zip
031-0-106-00-0	3540 Wheeler Rd Ste 409	AUGUSTA, GA 30909



Owner Information	
Owner Name	ANGADO LLC
Mailing Address	3540 WHEELER RD
City, State Zip	AUGUSTA, GA 30907



Mobile
Maps and
Information



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Parcel Information						
Tax District	Tax Year	Millage Rate	Tax Prop Type (Not Zoning)	Homestead Exemption	Acres	Vacant
02 County	2015	32.684000	C3-COMMERCIAL	No	0.05	No

Tax Neighborhood	Subdivision	Phase	Section	Block	Lot
05C010 WHEELER RD WEST	WHEELER EXECUTIVE CENTER			000D	00D9&

Water	Sewer	Electric	Gas	Topography	Drainage	Road Class	Parcel Road Access
Public	Public Sewer	Electricity	Tank Gas	Rolling	Good	County	Paved

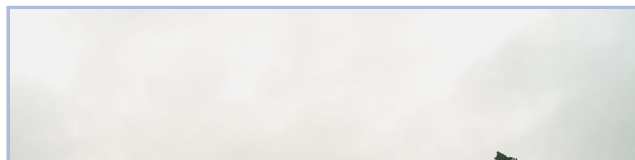
2016 Tax Year Value Information				
Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$13,500	\$166,348	\$4,004	\$183,852	\$183,852

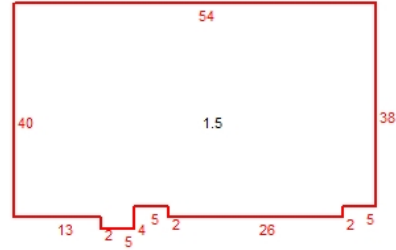
Land Information				
Type	Value	Description	Calculation Method	Size
RES	\$13,500	C010 -CGB7 -LT	Lot	1 Lot

Commercial Improvements 1 of 1				
Description	Value	Actual Year Built	Effective Year Built	Square Feet
Office	\$166,348	1986	1996	3,225

Wall Height	Wall Frames	Heating	Exterior Wall	Roof Cover
8	Wood	Cent. Htg. & A.C.	Wood	

Interior Walls	Ceiling Finish	Floor Construct.	Floor Finish	Lighting
Sheetrock		Concrete On Ground	Carpet	Standard F.F.





Accessory Information					
Description	Year Built	Dimensions/Units	Value	Photo	Sketch
ASPHALT 5001-10000	1986	0 X 0 5580	\$4,004		

Sales Information						
Sale Date	Deed Book	Plat Page	Price	Reason	Grantor	Grantee
5/3/2013	1393 2090	215 1250	\$0	Deed of Correction	BOAZ CHERYL A	JULIAN W OSBON FAMILY PARTNERSHIP LLLP
3/15/2006	1045 2555	215 1250	\$215,000	Fair Market Value	TRI-COMP INC	ANGADO LLC
9/22/2000	702 1179		\$120,000	Fair Market Value	OSBON JULIAN W	TRI-COMP INC
9/22/2000	702 1177		\$0	Kin Folks/Related Parties	OSBON JULIAN W	OSBON PROPERTIES LLC
7/29/1997	564 2136		\$0	Non-Market	DUNN STEPHEN S DUNN MARIE M	OSBON JULIAN W
7/29/1997	564 2136		\$825,000	DNU Non Fair Market Value_Retired 4.29.16	DUNN STEPHEN S	OSBON JULIAN W
3/11/1993	413 869		\$0	Non-Market	RESOLUTION TRUST CORP RECEIVER .FULTON F	DUNN STEPHEN S DUNN MARIE M
2/24/1993	413 869		\$360,000	Bank/Financial Institution	RESOLUTION TRUST CO	DUNN STEPHEN S
1/7/1992	375 1556		\$0	Non-Market	KELLOS INVESTMENT CO BY AGENT & ATTY	RESOLUTION TRUST CORP RECEIVER .FULTON
1/7/1992	375 1556		\$550,800	Legal - Foreclosures	KELLOS INVESTMENT C	RESOLUTION TRUST CO

Permit Information		
Permit Date	Permit Number	Type
	SALE	

APPEAL

Community Information - Dial 311 for Augusta Information and Services

Commissioner District	Super Commissioner District	School District	Super School District
3 Mary Davis	10 Grady Smith	3 Alex Howard	10 Helen Minchew
Solid Waste Hauler	Solid Waste Service Day	Solid Waste	
Advanced Disposal		Fee: \$310.50 Contact: (706) 592-3200	
Street Sweeping Week	Street Light	Storm Water	#SW Accts
	Fee: \$0.00 Contact: (706) 821-1829	Fee: \$0.00 Contact: (706) 821-2300	1